

085.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

753,900 /

753,900

753,900 /

753,900

753,900 /

753,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CRESCENT HILL AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: STODOLA STEPHEN	
Owner 2: THOMPSON JOYCE	
Owner 3:	

Street 1: 18 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: WIBERG DEREK -

Owner 2: -

Street 1: 18 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Vinyl Exterior and 1542 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	9	Varied
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								53836
								GIS Ref
								GIS Ref
								Insp Date
								10/02/18



## USER DEFINED

Prior Id # 1:	53836
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:38:58
PRINT	
DATE	TIME
LAST REV	
DATE	TIME
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
085.0-0005-0010.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,400	1100	7,500.	451,500	754,000	754,000	Year End Roll	12/18/2019
2019	101	FV	231,000	1200	7,500.	445,100	677,300	677,300	Year End Roll	1/3/2019
2018	101	FV	240,900	1200	7,500.	341,900	584,000	584,000	Year End Roll	12/20/2017
2017	101	FV	240,900	1200	7,500.	322,500	564,600	564,600	Year End Roll	1/3/2017
2016	101	FV	240,900	1200	7,500.	296,700	538,800	538,800	Year End	1/4/2016
2015	101	FV	227,000	1200	7,500.	277,400	505,600	505,600	Year End Roll	12/11/2014
2014	101	FV	227,000	1200	7,500.	255,400	483,600	483,600	Year End Roll	12/16/2013
2013	101	FV	227,000	1200	7,500.	255,400	483,600	483,600		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
WIBERG DEREK	35893-230		7/16/2002		444,000	No	No				
WIBERG MAXINE M	31666-273		7/31/2000	Family		1	No	4			
	20506-469		4/1/1990		184,900	No	No	Y			

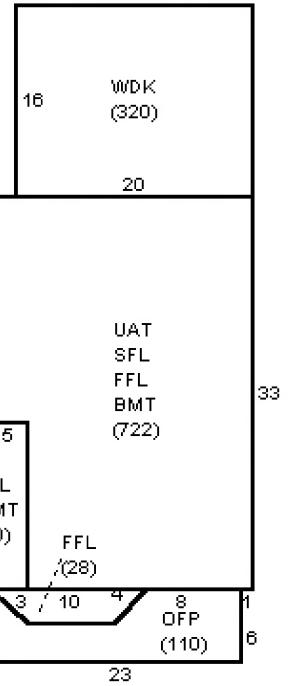
## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2020	719	New Wind	5,500	C				
2/18/2015	157	Insulate	1,468					Air sealing and in
12/9/2014	1682	New Wind	3,100					Install 4 replacem
12/3/2014	1653	Solar Pa	10,000					
9/16/1993	456		11,000					ADD BATH,CLOSET,HA

## ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Inspected	CC	Chris C
8/30/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	189	PATRIOT
4/28/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	- Colonial			Full Bath: 1	Rating: Average			OF=SINK BMT.											
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3	- BrickorStone			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:				OthrFix: 1	Rating: Average														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: BEIGE				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C	- Average			<b>CONDOS INFORMATION</b>															
Year Blt: 1910	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct: G11	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:				No Unit	RMS	BRs	FL				
Prim Int Wall: 2	- Plaster			Functional:				Interior:				1	6	3					
Sec Int Wall:				Economic:				Additions:											
Partition: T	- Typical			Special:				Kitchen:											
Prim Floors: 3	- Hardwood			Override:				Baths:											
Sec Floors: 4	- Carpet			Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				<b>COMPARABLE SALES</b>				Heating:											
Bsmnt Gar:				Basic \$ / SQ: 125.00				General:											
Electric: 3	- Typical			Size Adj.: 1.33093381															
Insulation: 2	- Typical			Const Adj.: 0.99594003															
Int vs Ext:				Adj \$ / SQ: 165.691															
Heat Fuel: 2	- Gas			Other Features: 57016															
Heat Type: 3	- Forced H/W			Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100				NBHD Mod:															
Solar HW: Yes	Central Vac: NO			LUC Factor: 1.00															
% Com Wall	% Sprinkled:			Adj Total: 370203															
				Depreciation: 68858															
				Depreciated Total: 301345															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind.Val											
Make: [ ] Model: [ ]																			
Serial #: [ ] Year: [ ] Color: [ ]																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 085.0-0005-0010.0								<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
A2	WOOD SHD	D	Y	1	12X18	A	AV	1990	6.93	T	23.2	101			1,100		1,100		
More: N				Total Yard Items: 1,100				Total Special Features: [ ]				Total: 1,100				<b>AssessPro Patriot Properties, Inc</b>			